

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL
04/16/1981 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-SIX THOUSAND & NO/100 (\$36,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William B. Surface and wife, June Surface

(herein referred to as grantors) do grant, bargain, sell and convey unto

Geoffrey M. Wilder and wife, Susan P. Wilder

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

DESCRIPTION SHOWN ON ATTACHED EXHIBIT "A" ATTACHED HERETO WHICH IS MADE A PART HEREOF, AS FULLY AS IF SET OUT HEREIN.

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Grantors assign to grantees all the rights grantors have in that certain Oil and Gas Lease dated July 4, 1979 recorded in the Probate Office of Shelby County, Alabama in Misc. Book 36, page 61, as the same pertains to the real estate hereinabove conveyed to grantees; this said assignment shall not involve the assignment of any right, title or interest in any other property other than the property thus hereby being conveyed.

BOOK
Grantors retain a Vendor's Lien against the property herein conveyed in the amount of \$21,000.00 to secure the balance of the purchase price of said land, said sum of \$21,000.00 being due 90 days from the date hereof without interest.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of April, 19 81.

WITNESS:

(Seal)

(Seal)

(Seal)

William B. Surface (Seal)
(William B. Surface)

June C. Surface (Seal)
(June Surface)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and wife, June Surface whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, A. D., 19 81.

EXHIBIT "A"

LEGAL DESCRIPTION:

A parcel of land containing 15.75 acres in the East half of the NE $\frac{1}{4}$ of Section 22, and in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 22; thence run South 38 deg. 02' East a distance of 663.36 feet to a point on the Northwesternly right of way of Shelby County Highway #12, and the point of beginning; thence run South 40 deg. 31' West along said right of way a distance of 606.10 feet; thence run South 40 deg. 22' West along said right of way a distance of 647.88 feet; thence run North 59 deg. 47' West a distance of 89.80 feet; thence run North 15 deg. 09' West a distance of 258.44 feet; thence run North 51 deg. 45' West a distance of 146.24 feet; thence run North 48 deg. 51-1/2' West a distance of 127.58 feet; thence run North 49 deg. 45' East a distance of 517.03 feet; thence run North 13 deg. 45-1/2' West a distance of 154.41 feet to a point on the Southerly side of an unpaved road; thence run North 38 deg. 09' East along said road a distance of 270.64 feet; thence run North 50 deg. 42-1/2' East along said road a distance of 233.67 feet to the P.C. of a curve to the right having a central angle of 83 deg. 25' 44" and a radius of 82.18 feet; thence run along the arc of said curve a distance of 119.37 feet to the P.T. of said curve; thence run South 45 deg. 51' 22" East along said road a distance of 500.91 feet to a point on the Northwesternly right of way of said Shelby County Highway #12; thence run South 40 deg. 31' West along said right of way a distance of 8.00 feet to the point of beginning.
According to survey of Amos Cory, R.L.S. #10550, dated April 8, 1981.

SIGNED FOR
IDENTIFICATION:

William R. Simpson
James C. Simpson

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1981 APR 16 PM 3:02

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX	36.00
Sec	3.00
Ind	1.00
	40.00